

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Cingra Investments, Inc.
Site Review
809 N.W. 1 Street

Case #: 02-R-02

Date: 1/8/02

Comments :

1. Please dimension all parking spaces or indicate with accurate scale how existing and proposed spaces clearly comply with the ULDR Code Section 47-20.11. All parallel parking spaces are to be 8 ft. - 8 in. Wide X 24 ft. long. Ninety (90) degree (backout) parking is to be 8 ft. - 8 in. Wide X 18 ft. long. Many of the spaces appear not to be in compliance with required minimum dimensions.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Cingra Investments, Inc.

Case #: 02-R-02

Date: 01-08-02

Comments:

- 1) Fire sprinkler system required by 903.6 (3) FBC.
- 2) Flow test required
- 3) Show fire main, hydrants, DDC and FDC on civil plan.
- 4) Walls adjacent to property lines must be rated as per Table 600 FBC.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Cingra Investments, Inc.

Case #: 02-R-02

Date: January 8, 2002

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Cingra Investments, Inc.

Case #: 02-R-02

Date: 01-08-02

Comments:

This site apparently is subject to Retroactive Vehicular Use Area landscape requirements. 2 trees (or palms) would be required to meet requirements. (The trees at the rear do not appear to count for requirements). Due to the limited available space, palms are indicated in the frontage area along 1st St.

Note: Palms need a planting area with a min.dimension of at least 3'. A permit for Code compliance is required within 30 days.

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Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Cingra Investments, Inc.

Case #: 2-R-02

Date: January 8, 2002

Comments:

1. This is a new use and must meet all current code requirements.
2. Pursuant to Sec 47-20.15 back-out parking is prohibited unless it can be shown that it meets the criteria in Sec 47-20.15.5. Discuss the back-out parking with the Zoning Rep.
3. Dimension all parking spaces. Compact parking spaces are not permitted.
4. Pursuant to Sec 47.20.2 a type 1 loading zone is required, discuss with Engineering Rep.
5. Provide a landscape plan showing compliance with VUA landscape requirements.
6. Show dimension to the centerline of all adjacent right-of-ways.
7. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outlines of all adjacent structures.
8. Provide color and materials information **or samples** for all exterior surfaces and indicate on all plans.
9. Provide a photometric diagram for the parking area.
10. No outdoor repair or storage of vehicle waiting to be repaired.
11. Additional Comments may be forthcoming at the DRC meeting.

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SITE PLAN REVIEW AND COMMENT
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Division: Police

Member: Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Cinga Investments, Inc.

Case #: 02-R-02

Date: January 8, 2002

Comments:

Has there been any additional perimeter control measures planned?

Are vehicles left in the yard after business hours?

Is there a glass enclosure for the service counter where transactions are completed?

Recommend CCTV for service counter area.

Recommend burglary/robbery alarm system

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Cingra Investments, Inc.

Case #: 02-R-02

Date: 1/8/02

Comments:

1. Provide parking geometric standard dimensions in accordance with section 47-20.11.
2. Existing legal non-conforming back-out parking maybe permitted to meet required parking for existing non-residential uses that are changing to another permitted non-residential use, subject to the requirements of section 47-20.15.5(a-i).
3. Discuss parallel parking with applicant and Engineering representative.
4. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
5. All roof mounted equipment shall be screened from view in accordance with section 4719.2.Z.
6. Indicate all overhead doors on site plan.
7. Additional comments may be forthcoming at DRC meeting.